

058.C

0001

0204.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
384,200 / 384,200

384,200 / 384,200

384,200 / 384,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	204
Owner 1:	FRATIC JOSEPH JR	
Owner 2:		
Owner 3:		
Street 1:	1 WATERMILL PL #204	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:	Own Occ:	Y
Postal:	02476	Type:

## PREVIOUS OWNER

Owner 1:	HODGES JUDITH D -
Owner 2:	-
Street 1:	752 LOWELL STREET
Twn/City:	CARLISLE
St/Prov:	MA
Postal:	01741

Cntry:	Own Occ:	Y
Postal:	01741	Type:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily

Brick Veneer Exterior and 777 Square Feet, with 1 Unit, 1 Bath,

0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	384,200			384,200		153041
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17



## USER DEFINED

Prior Id # 1:	153041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	01:37:19
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	384,200	0	.	.	384,200		Year end	12/23/2021
2021	102	FV	379,100	0	.	.	379,100		Year End Roll	12/10/2020
2020	102	FV	368,900	0	.	.	368,900	368,900	Year End Roll	12/18/2019
2019	102	FV	345,900	0	.	.	345,900	345,900	Year End Roll	1/3/2019
2018	102	FV	289,700	0	.	.	289,700	289,700	Year End Roll	12/20/2017
2017	102	FV	277,700	0	.	.	277,700	277,700	Year End Roll	1/3/2017
2016	102	FV	277,700	0	.	.	277,700	277,700	Year End	1/4/2016
2015	102	FV	253,300	0	.	.	253,300	253,300	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGES JUDITH D	62986-64		11/26/2013		283,000	No	No		
	19581-222		1/1/1989		141,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/3/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	1 - 1 Bed	

**BATH FEATURES**

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1

Lower
Totals

RMs: 3	BRs: 1	Baths: 1	HB: 1
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**OTHER FEATURES**

Kits:	1	Rating: Average	
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

**CONDOS INFORMATION**

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.904900014
Name:	25 - 6040

**DEPRECIATION**

Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	3	1	0

**TOTALS**

1	3	1
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**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID**

058.C-0001-0204.0

**SKETCH**

Building Number 1.

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1

Lower
Totals

RMs: 3	BRs: 1	Baths: 1	HB: 1
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu # Ten
GLA	Gross Liv Ar	777	323.020	250,988					
<b>Net Sketched Area: 777 Total: 250,988</b>									
<b>Size Ad 777 Gross Area 777 FinArea 777</b>									

**IMAGE****AssessPro Patriot Properties, Inc**